

# **M. DION DEVELOPMENT, L.L.C.**

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## **Memo**

**To:** State of Connecticut  
General Assembly's Planning & Development Committee

**From:** Michael Dion, P.E.

**Date:** February 18, 2016

**Re: HB 5180**  
**An Act Concerning the Documentation of Concrete Foundation Applications**

Dear Committee Members:

The crumbling foundation issue is a real condition that has the potential to affect thousands of homes, condominiums and commercial structures built over the last 30 years. The chemical reaction causing the initial breakdown, supplemented by secondary actions from freeze-thaw and earth loads, can cause significant damage. If these conditions continue without being addressed, some structure can become jeopardized.

I have personally been involved with this issue for 15 years. In most cases, these foundations can be stabilized to allow them to perform their intended function. While the cost to stabilize a foundation can be high depending on individual site conditions, stabilization techniques are only a fraction of the cost of replacement. This chemical attack is not new to the concrete industry and therefore research is in place. Using this information, and as a design engineer, I have many design/build stabilizations in place and functioning.

The creation of this concrete product needs to be stopped. The solution to dealing with the existing concrete in place is not just complete replacement. Most of the foundations can be stabilized. Providing some financial relief to many seems more appropriate than large financial relief to a few. Insurance companies may be more willing to participate in moderate costs rather than the high cost of replacement. But the complete replacement thought process needs to be diminished if all owners are to get some relief.

Your efforts are appreciated.

Sincerely,

Michael E. Dion, P.E.